

Resolution No.:	<u>17-504</u>
Introduced:	<u>May 8, 2012</u>
Adopted:	<u>July 24, 2012</u>

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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By: County Council

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**SUBJECT:** Amendments to the Comprehensive Water Supply and Sewerage Systems Plan

**Background**

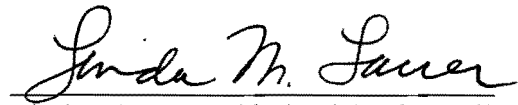
1. Section 9-501 et seq. of the Environmental Article of the Maryland Code requires the governing body of each County to adopt and submit to the State Department of the Environment a comprehensive County Plan, and from time to time amend or revise that Plan for the provision of adequate water supply systems and sewerage systems throughout the County.
2. Section 9-507 of the Environmental Article of the Maryland Code provides that the Maryland Department of the Environment (MDE) has 90 days to review a county governing body's action to amend the County's Water and Sewer Plan. Upon notice to the County, MDE may extend that review period for another 90 days, if necessary. At the conclusion of this review, MDE must either approve or reject the Council's action on each of these amendments, or the action is confirmed by default. Any action approved or taken by this resolution is not final until that action is approved by the MDE or the period for final MDE action has expired.
3. In accordance with the State law on December 30, 1969, by Resolution No. 6-2563, the County Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan which was approved by the State Department of the Environment.
4. The County Council has from time to time amended the Plan.
5. On April 27, 2012, the County Council received recommendations from the County Executive regarding 4 Water and Sewer Plan amendments.
6. Recommendations on these amendments were solicited from the Maryland-National Capital Park and Planning Commission, Washington Suburban Sanitary Commission Staff, and affected municipalities.

7. A public hearing was held on June 21, 2012.
8. The Transportation, Infrastructure, Energy & Environment Committee discussed these amendments on July 12, 2012 and made recommendations to the Council.
9. The Council held a worksession on July 17, 2012.

**Action**

The County Council for Montgomery County, Maryland approves the following actions on amendments to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan as shown in the attachments to this resolution.

This is a correct copy of Council action.

A handwritten signature in cursive script that reads "Linda M. Lauer". The signature is written in dark ink and is positioned above a horizontal line.

Linda M. Lauer, Clerk of the Council

## Montgomery County Comprehensive Water Supply and Sewerage Systems Plan April 2012 Amendment Transmittal: Water/Sewer Category Map Amendments

Montgomery County uses water and sewer service area categories, in part, to identify those properties that should use public water and/or sewer service versus those that should use on-site systems, usually wells and/or septic systems. Category 1 identifies properties approved for public service and that have access to public system mains. Category 3 identifies properties approved for public service but need new main extensions in order to receive public service. Categories 4 and 5 identify properties that currently should use on-site systems, but are proposed for public service in the future. Category 6 identifies properties that should use on-site systems, where public service is not planned for at least the next ten years.

Property owners file category change map amendment requests seeking to change the service areas for their property from one category to another, often based on anticipated development plans. The following charts present the County Council's actions on water/sewer category map amendment requests filed with DEP and transmitted by the County Executive to the Council for consideration in April 2012.

<b>WSSCR 11A-CLO-01: Shri Mangal Mandir Religious Educational and Charitable Trust</b>							
Property Information and Location Property Development	Applicant's Request: County Council Action						
<ul style="list-style-type: none"> <li>17100 block, New Hampshire Ave.(MD 650), Cloverly</li> <li>Parcel P491, Snowdens Manor Enl; district 08, acct. no. 00706865</li> <li>Map tile: WSSC – 223NE01; MD – JT61</li> <li>Northwest quadrant, intersection of New Hampshire Ave. and Ednor Rd.</li> <li>RE-2 Zone; 16.53 ac.</li> <li>Sandy Spring Ashton Master Plan (1998)</li> <li>Northwest Br. Watershed (MDE Use IV)</li> <li><u>Existing use</u>: unimproved</li> <li><u>Proposed use</u>: congregation center for an existing, adjacent place of worship</li> </ul>	<table border="1"> <thead> <tr> <th>Existing –</th><th>Requested – Service Area Categories</th></tr> </thead> <tbody> <tr> <td>W-1</td><td>W-1 (no change)</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> </tbody> </table> <p><b>Action</b></p> <p><b>Maintain S-6, with advancement to S-3, under the private institutional facilities (PIF) policy, conditioned on the Planning Board's approval of a preliminary plan that substantially conforms to the plans presented to the Council by the applicant, especially in terms of:</b></p> <ul style="list-style-type: none"> <li>A maximum impervious level of 24 percent.</li> <li>A low-pressure sewer main extension that follows New Hampshire Avenue south from the site to connect with the existing gravity sewer in front of Immanuel's Church (DEP will verify that this alignment satisfies the requirements of the PIF policy).</li> <li>A wooded buffer, approximately 50 feet deep, screening on-site development from the street view along the property frontage of New Hampshire Avenue and Ednor Road, with an allowance for the needed sewer extension access to the site.</li> </ul> <p><b>Sewer service will be limited to the use presented by the applicant, a congregation meeting building; no other use may connect to public sewer service without subsequent consideration and approval by the County Council.</b></p>	Existing –	Requested – Service Area Categories	W-1	W-1 (no change)	S-6	S-3
Existing –	Requested – Service Area Categories						
W-1	W-1 (no change)						
S-6	S-3						
<b>WSSCR 11A-PAX-01: Samson Getachew &amp; Solomon Wubet</b>							
Property Information and Location Property Development	Applicant's Request: County Council Action						
<ul style="list-style-type: none"> <li>16900 Block of New Hampshire Ave, Cloverly</li> <li>Outlot A, Block B, Glencoe</li> <li>District 05, acct. no. 01680377</li> <li>Map tile: WSSC – 223NE01; MD – JT61</li> <li>East side of New Hampshire Ave. (MD 650) south of Ednor Rd.</li> <li>RC Zone; 2.00 acres</li> <li>Patuxent Watershed Conservation Planning Area Cloverly Master Plan (1997)</li> <li>Lower Patuxent River Watershed (MDE Use I)</li> <li><u>Existing use</u>: unimproved outlot</li> <li><u>Proposed use</u>: one single-family house</li> </ul>	<p>Service Area Categories:</p> <table border="1"> <thead> <tr> <th>Existing</th><th>Requested</th></tr> </thead> <tbody> <tr> <td>W-1</td><td>W-1 (no change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </tbody> </table> <p><b>Action</b></p> <p><b>Deny the request for sewer category S-1; maintain category S-6.</b></p>	Existing	Requested	W-1	W-1 (no change)	S-6	S-1
Existing	Requested						
W-1	W-1 (no change)						
S-6	S-1						

Applicants receiving a denial under this action may not apply again until July 24, 2013, unless previously approved by DEP. See Attachment B for mapping of approved, conditionally approved, and deferred category change amendments.

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
April 2012 Amendment Transmittal: Water/Sewer Category Map Amendments**

WSSCR 11A-TRV-06: Mitchell Rales for the Glenstone Foundation									
Property Information and Location Property Development		Applicant's Request County Council Action							
<ul style="list-style-type: none"><li>12002, 12204, &amp; 12702 Glen Rd., Potomac (<i>See below for additional property information</i>)</li><li>Map tile: WSSC – 216NW12; MD – EQ63</li><li>South side of Glen Rd. opposite Greenbriar Rd.</li><li>RE-2 Zone; 127.7 acres</li><li>Travilah Planning Area Potomac Subregion Master Plan (2002)</li><li>Watts Branch Watershed (MDE Use I)</li><li><u>Existing use</u>: museum, private residence, agricultural</li><li><u>Proposed use</u>: expansion of existing museum use (residential and agricultural uses to remain without sewer service)</li></ul>		Service Area Categories:							
		<table><tr><th>Existing</th><th>Requested</th></tr><tr><td>W-6</td><td>W-6 (no change)</td></tr><tr><td>S-6</td><td>S-3</td></tr></table>		Existing	Requested	W-6	W-6 (no change)	S-6	S-3
		Existing	Requested						
		W-6	W-6 (no change)						
S-6	S-3								
Action									
Approve sewer category S-3 under the private institutional facilities (PIF) policy, with the following conditions and restrictions: <ul style="list-style-type: none"><li>Public sewer service is provided for the specific and exclusive use by the Glenstone Foundation for its existing and proposed museum facilities. No other structures on the site, including the applicant's personal residence and ancillary buildings, will receive public sewer service unless they become part of the non-profit foundation.</li></ul>									
<ul style="list-style-type: none"><li>Under this action, only those five properties identified in the following table as part of WSSCR 11A-TRV-06 will change from category S-6 to S-3 and will be eligible to receive public sewer service. All other properties in the applicant's holdings adjacent to or near the subject site will retain category S-6 and be excluded from public sewer service. (Other properties owned by the applicant may be considered for future sewer service by the County Council through the appropriate category change processes.)</li><li>As a non-residential use, WSSC will require the applicant to pay all sewer extension costs and acquire any necessary sewer easements from other property owners.</li><li>In conformance with the service extension requirements of the PIF policy, the off-site low-pressure extension is expected to run along Lake Potomac Dr. to the existing gravity sewer at Great Elm Dr. WSSC will allow access to the new main extension to only the museum; no other properties can connect to the pump/pressure sewer system. Extension costs can include:<ul style="list-style-type: none"><li>Any odor mitigation measures required by WSSC, including those at and below the pressure sewer outfall point on Great Elm Drive, and</li><li>Any extraordinary sewer construction measures needed to mitigate the effects of sewer construction across Greenbriar Branch.</li></ul></li><li>The applicant will submit a stormwater management concept plan to the Department of Permitting Services that specifies no more than 15 percent impervious area for the site included in the category change request.</li></ul>									
Property Listing:	Address	Property I.D.	Tax Acct. No.						
	12002 Glen Rd. ....	Pt. Lot 3 (Par. N766), Oak Grove .....	03039982						
	12204 Glen Rd. ....	Lot 4 (Par. N538), Oak Grove .....	03676467						
	12702 Glen Rd. ....	Parcel P527, Belmont .....	00390652						
	Glen Rd. ....	Parcel P600, Belmont .....	02718853						
	Glen Rd. ....	Pt. Lot 3 (Par. N547), Oak Grove .....	03412381						

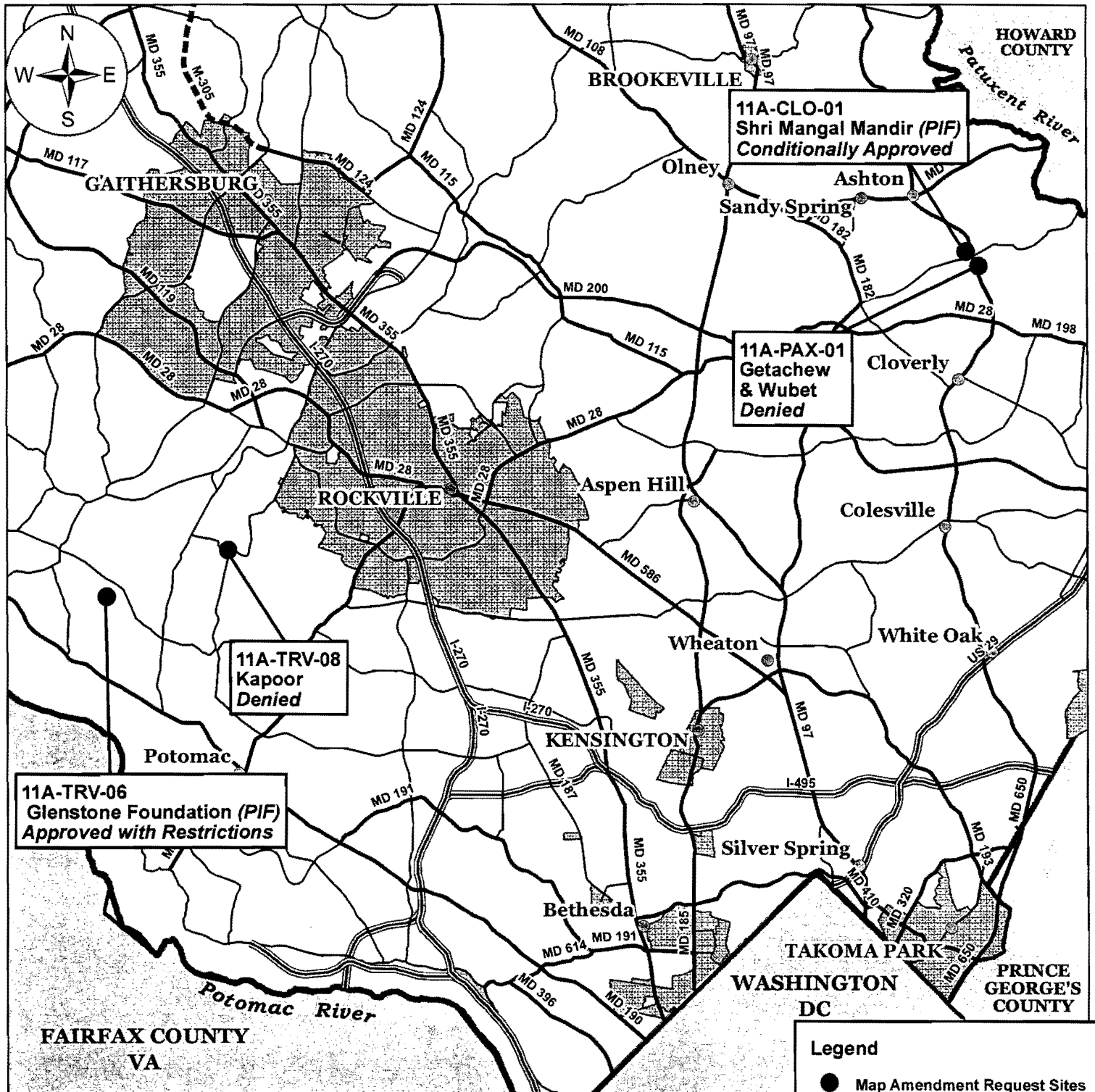
**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
April 2012 Amendment Transmittal: Water/Sewer Category Map Amendments**

<b>WSCCR 11A-TRV-08: Ravinder &amp; Ritu Kapoor</b>	
Property Information and Location	Applicant's Request
Property Development	County Council Action
<ul style="list-style-type: none"> <li>• 10401 Boswell La., Potomac</li> <li>• Parcel P666, Wickham &amp; Pottinger Piney Level</li> <li>• District 04, acct. no. 00053133</li> <li>• Map tile: WSSC – 217NW10; MD – FR31</li> <li>• North side of Boswell La. at Glen Mill Rd.</li> <li>• RE-2 Zone; 2.00 acres</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I) – Piney Branch subwatershed (Mont. Co. SPA)</li> <li>• <u>Existing use</u>: one single-family house (built 2006)</li> <li>• <u>Proposed use</u>: same, sewer service for the existing house</li> </ul>	Service Area Categories:
	<b>Existing      Requested</b>
	W-1      W-1 (no change)
	S-6 <b>S-3</b>
	<b>Action</b>
	<b>Deny the request for sewer category S-3; maintain category S-6.</b>

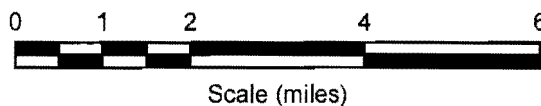
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## Water and Sewer Plan Map

### April 2012 Transmittal: Map Amendment Locator



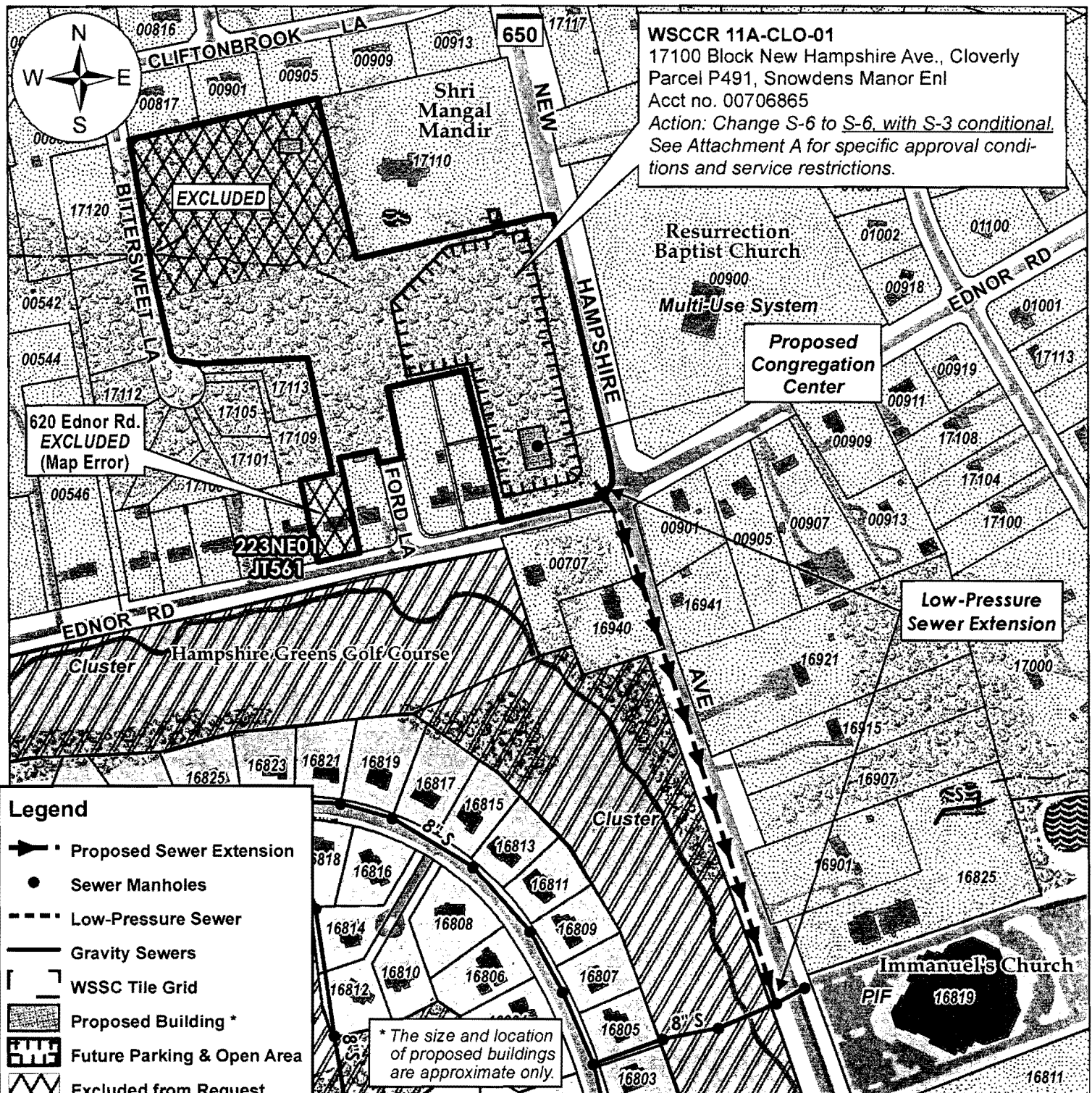
DEP  
Water and Wastewater  
Policy Group



**Montgomery County, Maryland**  
2003 Comprehensive Water Supply  
and Sewerage Systems Plan

# Sewer Service Area Catagories Map

## WSSCR 11A-CLO-01 (Shri Mangal Mandir Religious Educational & Charitable Trust)



0 200 400 600 800 1,000 1,200

SCALE (Feet)

Montgomery County, Maryland  
Draft 2012 Comprehensive Water Supply  
and Sewerage Systems Plan



DEP  
Water and Wastewater  
Policy Group



## Sewer Service Area Categories Map WSSCR 11A-TRV-06 (Glenstone Foundation)

